

		SAO DRAFT	
Land Bank Powers	Cook County Agency	Housing Authority of Cook County (HACC) NOTE: The HACC should be consulted to verify its statutory powers.	Not for Profit (NFP)
Acquire vacant, residential, commercial and industrial properties through the Annual Tax Sale, the Scavenger Sale [Tax Reactivation Program], and the Forfeiture Sale and Eminent Domain	County can participate in scavenger sale but not annual sale on behalf of municipalities pursuant to County Ord. 74-42 "No cash bid program;" can participate in both on own behalf or for other entities pursuant to PTC 21-90; can appoint agent for sales. County also has eminent domain powers.	HACC may request County to enter no cash bid on its behalf and assign property so acquired; property so acquired must be used for "project." 35 ILCS 200/21-90; 310 ILCS 10/8.2, 8.3, 8.16. HACC also has eminent domain powers for statutory purpose. 310 ILCS 10/9.	NFP may request County to enter no cash bid on its behalf and assign property so acquired. 35 ILCS 200/21-90.
Acquire deeds, liens or notes through purchase, donation and other transfers	Yes (on behalf of the County)	Yes, for statutory purposes only (310 ILCS 10/8.16)	Yes
Maintain properties	Yes (on behalf of the County)	Yes, for statutory purposes only (310 ILCS 10/8.3)	Yes
Hold title to properties on a tax exempt basis	Yes, provided property is used for a public purpose or is being held for future development; if used/ leased for non-public or commercial purpose; no exemption. 35 ILCS 200/15-60.	Yes, but only if property is used for low rent housing and related uses. 35 ILCS 200/15-95.	No, unless property is used for charitable purposes as set forth in PTC 15-65, or for agricultural, horticultural, school, religious or cemetery purposes. 1970 Ill. Const., art. IX § 6.
Prepare properties for transfer by creating insurable title, extinguishing delinquent taxes and liens as permitted by law, addressing code violations and public nuisances, demolishing buildings, and in some cases remediating environmental issues	Yes, County has a wide range of powers pursuant to home rule, can delegate these powers to an agent; PTC 21-95 authorizes county to abate taxes when acquiring property through foreclosure of lien; but need to comply with local gov't 's zoning, building, sewer, electrical, plumbing and landscaping ords, inc. permit fees, unless exempted by ordinance.	Not authorized to abate taxes pursuant to PTC 21-95; authorized by statute to provide for construction, reconstruction, improvement, alteration or repair of any project; elimination of any unsafe building, etc. 310 ILCS 10/8.2. Need to comply with local gov't 's zoning, building, sewer, electrical, plumbing and landscaping ords, inc. permit fees. 310 ILCS 10/10.	Not authorized to abate taxes pursuant to PTC 21-95; full property owner rights and responsibilities; need to comply with local gov't 's zoning, building, sewer, electrical, plumbing and landscaping ords, inc. permit fees, unless exempted by ordinance.
Convey properties to potential purchasers and transferees in order to facilitate neighborhood stabilization, stimulate	Yes	Can only convey for statutory purpose, pursuant to statutorily prescribed procedures. See, 310	Yes

commercial and industrial development, and advance other locally established goals		ILCS 10/9	
Rent properties directly or through contracts with third parties	Yes	Yes, but renters must meet statutorily established criteria (low income). 310 ILCS 10/25	Yes
Maintain vacant land through use of interim land use programs such as green space, community gardens or other community spaces	Yes, but in accordance with local regulation	Yes, if it is part of a “project.” 310 ILCS 10/8.2	Yes, but in accordance with local regulation.
Participate in development, either as a general or a limited partner as appropriate	Yes	Yes but only for statutorily authorized development. 310 ILCS 10/8.2	Yes
Contract with third parties to carry out land bank functions	Yes, except S.A. must represent County in court and before administrative bodies; also for closings and leases of County property	No, unless comes within specific statutory authority of HACC	Yes, except activities that may only be performed by governmental unit, e.g. no-cash bid, eminent domain.
Hire and fire staff	Yes	Yes, but only for statutorily authorized purpose	Yes
Apply for and accept grants and other sources of revenue	Yes	Yes	Yes